



P.O. Box 27210
Tucson, Arizona 85726-7210
Phone: (520) 791-4213
TDD: (520) 791-2639
Fax: (520) 791-4017

Legal Action Report and Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, September 20, 7:30 a.m.

**Location: Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue, Tucson, Arizona**

AGENDA

1. Call to Order / Roll Call - 7:31 AM

Mike Anglin (Chair)	Absent
Savannah McDonald (Vice Chair)	Present
Nathan Kappler	Present
Shawn Protz	Absent
Chris Stebe	Present
Caryl Clement	Present

A quorum was established.

2. Review and Approval of the 8/2/19 LAR and Meeting Minutes

Action Taken

Motion was made by Member Chris Stebe to approve the LAR and Draft Minutes of August 2, 2019 as submitted, duly seconded by Member Caryl Clement, passed by a voice vote of 3– 0. All in favor. Motion passed unanimously.

DRB Member Kappler arrived at 7:38 AM

3. Call to the Audience

No Speakers

4. Case # DRB-RNA-19-12, Façade Remodel, 20 E. Ochoa St. C-3 Zoning (T19SA00374)

Action Taken

The applicant presented the proposal to modify the storefronts of the existing barber shop and office, by replacing the aluminum and glass assemblies with steel and glass inset, that include a shade canopy over each set of doors and windows. In response to questions posed by DRB members, applicant indicated brick will be left exposed on both units, steel will be left exposed, openings will not be modified, and outdoor lighting options are still being explored. Applicant also indicated Rio Nuevo's TIF funds may become available sometime in 2020 for improvements of Ochoa Street, which include an 8-foot sidewalk and landscaping.

DRB discussed the proposal, and found shading provided by the proposed canopies to be insufficient.

Motion was made by Member Nathan Kappler, duly seconded by Member Chris Stebe to grant a continuance to the case until the next DRB meeting scheduled for October 4, 2019, with the condition, that the applicant returns with two items:

- a) Shade study to demonstrate compliance with Unified Development Code Section 5.12.7.D.4.b;
- b) Revised Site Plan that includes the footprint of the proposed shade measures or any other component that will provide the required shade on the sidewalk.

Motion passed by a voice vote 4-0. All in favor. Motion passed unanimously.

**5. Case # DRB-RNA-19-08, New Park Amenity, 450 West Paseo Redondo
PAD-2 Zoning (T19SA00380)**

Action Taken

The applicant presented the proposed park amenity on the existing traffic circle for El Rio Santa Cruz Neighborhood Health Center, which now occupies the historic Manning House. In response to questions posed by DRB members, applicant clarified: a) historic streetlights will not be touched; b) required irrigation will be addressed through the Development Package process; c) there are shallow basins on the site, so no additional water harvesting will be provided; d) proposed vegetation will accommodate for full visibility from and to the park amenity; e) vegetation lighting may be provided; f) proposed tables and chairs may or may not be movable; g) proposed 42" fencing will have camps and will meet the historic character of the neighborhood; h) park amenity will be open for use to anyone in the Tucson community; i) fencing is provided to direct people to one entrance, which will be gated, to improve the pedestrian node and viewshed corridor between the El Rio facilities and the park amenity.

DRB member Clement suggested applicant to use Black Jack dwarf variety, which will be better to manage to remain within the circle. Ms. Clement also raised the concern of the having only one way out from the park, in case of an emergency. Staff indicated the proposal will be reviewed by Tucson Fire.

DRB discussed proposal, and considered the proposed perimeter fencing as a potential safety risk, given there is only one single ingress-egress access point.

Motion was made by DRB member Kappler, duly seconded by DRB member Stebe, to recommend approval with the following observation for the PDSO Director: To carefully consider the safety aspects created by the proposed perimeter fence with a single ingress/egress access point.

Motion passed by a voice vote 4-0. All in favor. Motion passed unanimously.

6. Staff Announcements

Informational

Staff informed the DRB of the new upcoming case for a request for variance to landscaping and screening requirements at El Sur Restaurant on East 22nd St., as well as the continued Case # DRB-RNA-19-12, Façade Remodel, 20 E. Ochoa St.

7. Adjournment

Meeting Adjourned at 8:38 AM